

**VILLAGE OF PITTSFORD**  
**HISTORIC PRESERVATION BOARD**  
**SPECIAL MEETING: Monday, June 14, 2021 at 5:30 PM**

**Present:**

<b>Chairperson:</b>	Lisa Cove (Arrived at 6:16 PM)
<b>Members:</b>	Virginia Searl Ken Morrow Mark Harrington Jeff Pollock Bill McBride
<b>Village Attorney:</b>	Jeff Turner
<b>Building Inspector:</b>	Steve Lauth
<b>Recording Secretary:</b>	Marina Pacheco-Walker

**CALL TO ORDER:**

**Motion by Member McBride, seconded by Member Pollock,** to call the meeting to order.

**Vote:** Morrow – yes, McBride – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**Motion by Member Pollock, and seconded by Member McBride,** to appoint Member Searl as acting Chair.

**Vote:** Morrow – yes, McBride – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**34 Church St. – Gazebo Removal**

**Present:** Caitlin Fisher

**Application submitted, date-stamped, and reviewed by Building Inspector on June 1, 2021.**

Ms. Fisher presented her proposal to remove a dilapidated gazebo on her property and to replace with a patio. Provided the Board with a letter from the previous owner dating the structure (1978), as well as an email chain between her and Kathleen LaFranc of the Historic Preservation Program of New York State. Removal would solve some drainage issues on the property.

Member Pollock asked if the gazebo's concrete footing would remain once removed. Ms. Fisher responded that the concrete would be removed as well.

Chairperson Searl noted that the gazebo is modern and does not keep with the style of the home and that for those reasons she is in support of removal.

Member McBride stated that it is his understanding that the gazebo was erected without approval from the Village. The Building Inspector responded indicating that he did not find any permitting for it so that was likely the case.

Chairperson Searl stated that previously the APRB was only an advisory board and residents did not need approval from them in order to proceed with their projects.

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The Village Attorney noted that the gazebo is not a contributing structure. Chairperson Searl confirmed the same,

**Motion by Member Pollock, seconded by Member Morrow,** to approve the application of Caitlin Fisher for a gazebo removal and patio installation at 34 Church St. Findings of Fact: the structure proposed for demolition is not a contributing historic resource. It is a modern structure built in 1978 and is in significant disrepair. Demolition of this structure will not create a negative impact on the historic resource.

**Vote:** Morrow – yes, McBride – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**26 Boughton Ave. – Addition**

**Present:** Brianna O’Shea

**Application submitted, date-stamped, and reviewed by Building Inspector on June 1, 2021.**

Ms. O’Shea explained the history of her family’s relationship with the home. Ms. O’Shea presented her proposal to build an addition at the back of the home. Addition will not expand the footprint as it will be on the second floor. Will be raising roof to match roofline. Also includes proposal to change front step walkway. At the back of the home Ms. O’Shea is looking to install a door where there was originally a parlor door so that the back walkway leads straight into the house. Noted that it is currently covered by siding.

Chairperson Searl explained the dimensional differences between interior and exterior doors. Recommended that she get an exterior door as they are thicker.

Chairpersons Searl asked if the rear porch would be incorporated into the house. Ms. O’Shea explained that the rear porch will remain the same.

Chairperson Searl noted the porch roof over the back stairs and doorway is awkward. Ms. O’Shea agreed stating that she intends to address it in her plans.

The Building Inspector added that the only visible physical change to the back of the house would be the orientation of the stairs. The doorway will not be seen from public way.

Chairperson Searl noted that additions should be sublimated in some way to the original structure. Suggested that the roof of the addition not be at the same elevation as the original roof, should be slightly lower. Cited page 34 from the Village of Pittsford Building Design Standards. Board members agreed.

Ms. O’Shea indicated that she will discuss changes with her architect and come back before the Board.

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Board members indicated no objections to the front porch and decided to vote on the front porch separately.

**Motion by Member Pollock, and seconded by Member McBride,** to approve the proposal for a front porch in the application of Brianna O’Shea for an addition at 26 Boughton Avenue. Findings of Fact: this approval is limited only to the changes proposed to the west and north elevations of the front porch. The remainder of the proposed work is being tabled. The changes as proposed are compatible with the Building Design Standards and do not create a negative impact on the historic resource.

**Vote:** Morrow – yes, McBride – yes, Searl – yes, Pollock - yes. *Motion Carries.*

The Building Inspector asked if the proposed changes in the orientation of the back staircase could be voted upon in this meeting. Ms. O’Shea indicated that she would like it to be voted on as well.

Chairperson Searl noted that there are doors and windows being proposed for the addition that the Board does not have enough information on. Ms. O’Shea explained that some details may have been lost in the translation from the full-scale drawing to the PDF file.

Member McBride suggested that the Board table this item as there is information missing.

**Application tabled until further notice.**

**(Role of acting Chairperson turned over to Chairperson Cove, Member McBride dismissed.)**

**49 Monroe Ave. – Backyard Staircase Replacement**

**Present:** Joseph Roxstrom

**Application submitted, date-stamped, and reviewed by Building Inspector on June 2, 2021.**

Mr. Roxstrom presented his proposal to replace the back staircase on his home. The prior staircase was made of concrete and has fallen into disrepair. Replacement will be wood, which mirrors the staircase at the front of the home.

Chairperson Cove asked if the concrete staircase was original to the home. Mr. Roxstrom answered that he did not know. Member Searl noted that the foundation of the house is stone so it is likely that the concrete stairs are not original.

Member Searl asked Mr. Roxstrom if he knew of any salvageable wood from the original staircase. Mr. Roxstrom answered that he did not know of any in the 6 years he has owned the home. When the previous staircase was removed, the wood was rotted.

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Member Searl noted the diagonal lattice on the bottom of the stairs. Recommended square lattice for the new stairs. Mr. Roxstrom stated that there are bushes in front of it, so may be a moot point but is open to using square lattice as requested.

Member Harrington noted that the rise for the proposed stairs is a bit difference, and asked if the tile had been considered for use. Mr. Roxstrom answered that it had not because of a safety issue.

Member Searl noted that the landing for the stairs did not have nosing.

Member Pollock asked if the wood would be painted. Mr. Roxstrom answered that the stairs will be painted to match the front stairs.

**Motion by Member Searl, and seconded by Chairperson Cove**, to approve the application of Joseph Roxstrom for a replacement back staircase at 49 Monroe Avenue with the condition that the lattice under the landing and the stair is square, rather than diagonal, and is framed. Findings of Fact: this application conforms to the design principles of the Village of Pittsford and is keeping with and in conformance with the style of the house and represents no negative impact on the historic resource.

**Vote:** Cove – yes, Morrow – yes, Harrington – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**31 Courtenay Cir. – Siding Replacement**

**Present:** David Baskeyfield, Owner & Ben Cook, Architect

**Application submitted, date-stamped, and reviewed by Building Inspector on June 2, 2021.**

Mr. Baskeyfield previously presented his proposal to replace siding on his home that was damaged due to a fire.

Chairperson Cove asked if the intention is to remove all of the siding on the home and replace it with vinyl siding. Mr. Baskeyfield confirmed that as correct.

Chairperson Cove asked Mr. Baskeyfield if he had considered simply installing siding on the missing area that matches the existing siding. Mr. Cook responded that the reason for this is because the cedar shingles on the house are worn and brand-new siding will stand out against it.

Chairperson Cove asked if wood siding replacements had been considered. Mr. Cook answered that they had considered wood replacement siding but it is beyond the insurance budget.

Member Searl noted that there are a number of houses in the neighborhood built around the same time period with similar styles of siding and that said siding has been failing for other homeowners. Member Searl stated that the application says he is proposing to use “textured mastic with a 10 in. reveal”, asked what textured mastic is and if that is a different material than

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what is being proposed. Mr. Cook answered that mastic is the manufacturer and that the material will be vinyl. The Building Inspector added that the current siding on the home has a 10 in. reveal and that the proposed reveal is 4 in.

Member Searl asked if the existing siding was textured. Mr. Cook answered that it is.

Member Searl stated that she takes issue with textured siding and also takes issue with the change in the reveal.

Member Searl asked if Mr. Cook had looked into cement board sidings as an option. Mr. Cook responded that there is a vinyl cement board siding option with a larger reveal, however, it is still out of the insurance budget.

Member Searl stated that the Board should vote in terms of appropriateness first, and asked the Village Attorney if there is an issue with budget, should the applicant then pursue a hardship hearing. Asked if the Hardship hearing comes back before the HPB or if it goes before the Board of Trustees. The Village Attorney responded that hardship will come before the HPB.

Member Searl stated that if the Board were to determine that the proposed 4 in. reveal is inappropriate and denied the application, there is an option for the applicant to appeal on a hardship basis.

Mr. Cook noted that there are many other houses in the neighborhood with vinyl siding. Chairperson Cove responded that she is aware of that, but that the Board treats every property individually and cannot account for decisions made in the past as the Board and the members serving on it have changed.

Board members agree that the reveal change is an issue. Chairperson Cove asked if there were any options that were closer to the 10 in. reveal. Mr. Cook answered that there are options for it, but they are out of the insurance budget.

Member Pollock asked if Hardy Board was an acceptable option. Board members agreed that they recall having seen a larger reveal hardy board in the past.

Mr. Baskeyfield cited his concerns regarding the hardship hearing and briefly explained his situation with the insurance adjustor.

Chairperson Cove noted sympathy for the applicant and also stated that tabling the application so that he and the architect may do more research is an option.

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Mr. Cook asked what a hardship hearing is. The Village Attorney explained the hearing process, suggested that it would be worth investigating every other option, as the hardship hearing is a last resort.

The Building Inspector noted that Mastic produces a smooth style siding with an 8 in. reveal, as a possible option.

Chairperson Cove recommended exhausting the options prior to having the Board vote.

The Village Attorney noted that there will be added expense in pursuing the hardship route as well as it calls for appraisals.

The Recording Secretary noted that samples of the Mastic siding are available at Village Hall.

**Application tabled until further notice.**

**29 Washington Ave. – Fence Replacement**

**Present:** Maria Cook

**Application submitted, date-stamped, and reviewed by Building Inspector on June 2, 2021.**

Ms. Cook presented her proposal to replace her wood fence that is in disrepair with a wood-grain vinyl fence. Stated that she has issues with squirrels damaging the fence and would like to go with a vinyl replacement to prevent that. Ms. Cook also cited a drainage issue that is rotting the posts of the current wood fence and has re-cemented them multiple times.

Chairperson Cove stated that she visited the home today and noticed that the style and material of fences on either side of her home are the same. Ms. Cook confirmed and explained that the fence on the rear of the home belongs to the Rec. Center and was installed by them. The fence on the right side was installed 15 years ago and the fence on the left side was replaced 3 years ago. Stated that she would like to update that fence to vinyl as well so that everything is consistent.

Board members discuss possible reasons why this damage might occur with the applicant.

Member Searl asked what Ms. Cook knew about the durability of vinyl fences. She answered that she did not know much but was told that it would be significantly less maintenance. Ms. Cook stated that she must re-paint her fence very frequently and that the vinyl will come in a color that matches the house.

Member Morrow noted that wood is the standard in the Village and that it would be a shame to remove a wood fence for a vinyl replacement.

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Member Pollock noted that a vinyl fence will come with its own set of problems, including possibly becoming brittle in the winter.

Member Harrington cited a possible alternative solution of setting the existing wood fence posts into concrete. Ms. Cook responded that the posts are reinforced with concrete. Further explained that the current fence is very close to falling down.

Chairperson Cove stated that she agreed that a new fence was needed but that there are drainage issues that need to be addressed as well. Explained that it is very rare that the Board approves a vinyl replacement for a wood fence and noted that the fence can be seen from public way on both sides of the house. Also noted that if vinyl is approved for this side, she will want to replace with vinyl on the other side.

Member Searl cited page 80 of the Building Design Standards in regards to appropriate fencing materials.

Ms. Cook asked if she would have to come back before the Board if she were to decide to replace with fence with the same style wood fence. Chairperson Cove answered that she does not have to come back before the Board if she makes a replacement in kind.

The Village Attorney suggested that the application be left open. Ms. Cook stated that would be preferable and that she will come back with a new proposal.

Member Searl made suggestions to Ms. Cook as to how to address the drainage issue.

**Application tabled until further notice.**

## **MINUTES**

**Motion by Member Pollock, and seconded by Member Harrington,** to approve the Historic Preservation Board regular meeting minutes from April 12, 2021.

**Vote:** Cove – abstain, Morrow – abstain, Harrington – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**Motion by Chairperson, and seconded by Member Morrow,** to approve the Historic Preservation Board regular meeting minutes from May 10, 2021.

**Vote:** Cove – yes, Morrow – yes, Harrington – yes, Searl – yes, Pollock - yes. *Motion Carries.*

**Motion by Chairperson Cove, and seconded by Member Searl,** to approve the Historic Preservation Board special meeting minutes from May 17, 2021.

**Vote:** Cove – yes, Morrow – yes, Harrington – yes, Searl – yes, Pollock - yes. *Motion Carries.*

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**MEMBER ITEMS**

**Chairperson Cove** – Noted that a large tree was removed at a property in the Village. Board members discussed. The Village Attorney suggested that the Board draft a letter to the Board of Trustees requesting a tree ordinance.

Chairperson Cove noted that she observed a great deal of glass block windows in the Village. Board members discussed.

**Motion by Chairperson Cove, and seconded by Member Pollock**, to adjourn the meeting at this time.

**Vote:** Cove – yes, Morrow – yes, Harrington – yes, Searl – yes, Pollock - yes. *Motion Carries.*

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Marina Pacheco-Walker, Recording Secretary